



REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, March 7, 2023

IMPORTANT NOTICE

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Public Comments: *During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to five (5) minutes per speaker, unless, for good cause, the Mayor/Chairperson amends the time limit; a speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed.*

In Person: *To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.*

Remotely via Zoom: *Access the meeting remotely via Zoom with one of the following devices:
Computer or Smart Device:*

<https://us02web.zoom.us/j/81193212340?pwd=WTJodTk4dW0zbzc3MWNTbGlONWk4dz09>

Telephone:

*Dial: +1 669 900 6833
Meeting ID: 811 9321 2340
Passcode: 449694*

- 1. To request to speak during public comment, please click the "Raise Hand" button on the Zoom toolbar "Reactions" tab.*

Note:

Computer / Smart Device Users: The “raise hand” feature is in the reactions tab.

*Telephone Users: Press star-nine (*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 PM – WILL NOT BE HELD**

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 PM**

CALL TO ORDER

ROLL/CALL

Council/Agency/Authority Members: Hector Delgado, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Walter Allen, III, and Mayor/Chair Patricia Cortez

PLEDGE OF ALLEGIANCE

Led by Councilmember Linares

INVOCATION

Given by Covina Police Chaplain Ron Butler

PRESENTATIONS

- A. American Red Cross Month Proclamation

PUBLIC COMMENTS

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COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

CC 1. Minutes

Staff Recommendation:

Approve the Minutes of the February 7, 2023, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

[Agenda Report - CC 1 - Pdf](#)

CC 2. Minutes

Staff Recommendation:

Approve the Minutes of the February 21, 2023, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

[Agenda Report - CC 2 - Pdf](#)

CC 3. Payment of Demands

Staff Recommendation:

Approve Payment of Demands in the amount of \$2,327,175.86.

[Agenda Report - CC 3 - Pdf](#)

CC 4. Workman Avenue Street Rehabilitation Project – Project No. P2307

Staff Recommendation:

- 1.) Approve plans and specifications for the Workman Avenue Street Rehabilitation Project – Project No. P2307; and

- 2.) Award the Contract for the Workman Avenue Street Rehabilitation Project – Project No. P2307 to Gentry Brothers, Inc. as the lowest responsive bidder in an amount of \$515,235.00 and authorize the City Manager to execute the Contract; and
- 3.) Authorize a contingency amount of \$51,523.00 for any unforeseen construction expenses.

[Agenda Report - CC 4 - Pdf](#)

- CC 5. Barranca Avenue and Cienega Avenue Rehabilitation Project – Award of Contract for Design Engineering Services to CEJ Engineers, Inc. for an Amount Not-to-Exceed \$63,020

Staff Recommendation:

- 1.) Award a contract for Barranca Avenue and Cienega Avenue Rehabilitation Project Design Engineering Services to CEJ Engineers, Inc. as the responsible bidder in an amount not-to-exceed \$63,020 and authorize the City Manager to execute the contract; and
- 2.) Establish a contingency allowance of \$10,000 with CEJ Engineers, Inc. for additional services, if needed.

[Agenda Report - CC 5 - Pdf](#)

- CC 6. Approval of First Amendment - Professional Services Agreement with RSG Inc. for Compliance Monitoring for an Income-Restricted 180-unit Multifamily Apartment Building Known as Cienega Gardens Apartments

Staff Recommendation:

Authorize the Executive Director to execute the First Amendment to the Professional Services Agreement between the Covina Housing Authority and RSG Inc. for Compliance Monitoring for an income-restricted 180-unit multifamily apartment building known as Cienega Gardens Apartments.

[Agenda Report - CC 6 - Pdf](#)

- CC 7. Adoption of Resolution CC 2023-12 endorsing a Public Convenience or Necessity (PCN) for On-Sale General – Music Venue (Type 90) License at 104 N. Citrus Avenue. (The Covina Center for the Performing Arts)

Staff Recommendation:

Adopt **Resolution CC 2023-12**, Endorsing a determination of Public Convenience or Necessity (“PCN”) to allow City of Covina (Applicant), to obtain an On-Sale General – Music Venue (Type 90) License.

[Agenda Report - CC 7 - Pdf](#)

- CC 8. Ordinance 23-01, Mitigated Negative Declaration (MND), and Mitigation Monitoring Reporting Program Concerning the Proposed Allowance of Cannabis Retailers and Microbusinesses to Conduct Business in the City of Covina, Subject to Proposed Amendments to Title 5 (Business Licenses and Regulations) and Title 17 (Zoning) of the Covina Municipal Code, and Making a Finding in Accordance with CEQA

Staff Recommendation:

Adopt on second reading **Ordinance 23-01** "Amending Title 5 (Business Licenses and Regulations) and Title 17 (Zoning) of the Covina Municipal Code to allow the establishment and operation of cannabis retailers in the C-3 Commercial Zone (Central Business), C-3A Commercial Zone (Regional or Community Shopping Center), C-4 Commercial Zone (Highway) and C-5 Commercial Zone (Specified Highway) and cannabis microbusinesses in the Light Manufacturing Zone, and adopting a mitigated negative declaration (SCH#2023010189) and a mitigation monitoring and reporting program pursuant to the California Environmental Quality Act."

[Agenda Report - CC 8 - Pdf](#)

- CC 9. Professional Services Agreement Between the City of Covina and Eagle Signs for Exterior Signage for 100-104 N. Citrus and Make a Determination that the Action is Exempt Under CEQA

Staff Recommendation:

1. Approve the Professional Services Agreement between the City of Covina and Eagle Signs; and
2. Authorize the City Manager or his designee to execute the agreement on behalf of the City of Covina; and
3. Make a determination that the action is exempt under CEQA.

[Agenda Report - CC 9 - Pdf](#)

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, March 21, 2023 at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Covina City Clerk's Office does hereby declare that the agenda for the March 7, 2023, meeting was posted on the City's website and near the front entrances of: Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.